

**CITY OF PROVIDENCE**

**PUBLIC NOTICE**

**ZONING BOARD OF REVIEW**

**190 DYER STREET**

**PROVIDENCE, RHODE ISLAND 02903-3902**

**AUGUST 28, 2007**

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall on Tuesday, September 11, 2007 at 5:30 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:**

**5:30 P.M.**

**KOFFLER REALTY ASSOCIATES, V, LLC: 131-133 Pitman Street, Lot 591 on the Tax Assessor's Plat 15 located in a Waterfront W-1 Zone; to be relieved from Section 303-use code 34 in the proposed construction of a one-story approximately 18,000 square foot building that would contain a health and fitness facility and a neighborhood retail establishment. The applicant is requesting a special use permit pursuant to Section 303-use code 57, within this W-1 zone, for the construction of a building over 2,500 square feet of gross floor area and a use variance for the health and fitness facility. The lot in question contains approximately 144,086 square feet of land area.**

**THE DIOCESE OF RHODE ISLAND: 62 & 66 Benefit Street, Lots 132 & 647 on the Tax Assessor's Plat 10 located in a Residential R-2 Two-Family Zone and the College Hill Historic District; to be relieved from Section 303-use code 15.3 pursuant to Section 200 in the proposed construction of a 20 square foot single-story addition that would connect the existing nursing home on lot 647 to the structure on lot 132 that would be used for offices for the nursing facility. The applicant is requesting a use variance for the expansion and use of the building on lot 132 for the ancillary office space. The lots in question together contain approximately 32,050 square feet of land area.**

**JOHN FERRARO, JR.: 40-42 Radcliffe Avenue, Lot 253 on the Tax Assessor's Plat 120 located in a Residential R-2 Two Family Zone; to be relieved from Section 202.6 in the proposed alteration of the third level of this existing two-family dwelling in order to provide for 3 additional bedrooms and a bath for the second floor dwelling unit. The applicant is requesting a dimensional variance relating to regulations governing intensification, whereby a conforming use can only be expanded when the lot size conforms to the lot area per dwelling unit requirement, which is 2,500 square feet of land area per dwelling unit. The lot in question contains approximately 4,638 square feet of land area.**

**MAYA GUATEMALA, INC.:** 264 Pocasset Avenue, Lot 361 on the Tax Assessor's Plat 109 located in a Limited Commercial C-1 Zone; to be relieved from Sections 201.5, 303-use code 58, 305 and 305.1(footnote 10) pursuant to Section 200 in the proposed construction of a 6'8" x 31' addition onto the front of the existing restaurant with entertainment establishment. The applicant is requesting a use variance for this expansion. No additional seating will be provided. The lot in question contains approximately 4,202 square feet of land area.

**PETER M. DI CRISTOFARO AND CLARK A. SAMMARTINO:**  
397-401, 411 & 415 North Main Street, Lots 213, 247 & 210 on the Tax Assessor's Plat 3 located in a General Residence R-G Zone; to be relieved from Sections 105.3, 204.2 and 304 pursuant to Section 200 in the proposed reconfiguration of the existing 3 lots into 2 lots and the construction of a 6,000 square foot two-family dwelling on one new lot that would contain 5,242 square feet of land area at 397-401 North Main Street. A second new lot containing 2,450 square feet of land area would be created at 415 North Main St. upon which the legally existing parking area would remain. Both lots would exceed the frontage requirement. The applicant is requesting a dimensional variance and seeks relief from regulations governing merger of

**substandard lots of record, whereby the existing 3 lots are substandard in size and are recorded under the same ownership. Further relief is being requested from the rear yard provision and the lot area requirements for the R-G district, whereby new lots must contain a minimum of 5,000 square feet of land area. The existing lots together contain approximately 7,692 square feet of land area.**

**RICHARD G. MANGIANTE: 12 Rialto Street, Lot 135 on the Tax Assessor's Plat 128 located in a Residential R-1 One-Family Zone; to be relieved from Section 303-use code 12 in the proposed change in the use of the building from a one-family to a two-family dwelling. The applicant is requesting a use variance, whereby R-1 regulations restrict the number of dwelling units to one only. The lot in question contains approximately 5,365 square feet of land area.**

**THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.**

**THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.**

**ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.**

**LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.**

**PETER D. CARNEVALE, SECRETARY  
(401) 421-7740 EXT. 376**